

MINUTES
LAKE COUNTY PLANNING AND ZONING BOARD
July 6, 2016

The Lake County Planning and Zoning Board met on Wednesday, July 6, 2016, in County Commission Chambers on the second floor of the Lake County Administration Building to consider petitions for rezoning requests.

The recommendations of the Lake County Planning and Zoning Board will be transmitted to the Board of County Commissioners (BCC) for their public hearing to be held on Tuesday, July 26, 2016 at 9:00 a.m. in the County Commission Chambers on the second floor of the County Administration Building, Tavares, Florida.

Members Present:

Kathryn McKeeby, Secretary	District 1
Laura Jones Smith	District 2
Timothy Morris, Vice Chairman	District 3
Rick Gonzalez	District 4
Paul Bryan, Chairman	District 5
Rosanne Brandeburg	School Board Representative

Members Not Present:

Debbie Stivender	School Board Representative
Donald Heaton	Ex-Officio Non-Voting Military
Kasey Kesserling	At-Large Representative

Staff Present:

Steve Greene, AICP, Chief Planner, Planning & Zoning Division
Tim McClendon, Chief Planner, Division of Planning & Zoning
Rick Hartenstein, Senior Planner, Division of Planning & Zoning
Christine Rice, Planner, Division of Planning & Zoning
Melving Isaac, Senior Planner, Division of Planning & Zoning
Donna Bohrer, Office Associate, Planning & Zoning Division
Diana Johnson, Assistant County Attorney
Angela Harrold, Deputy Clerk, Board Support
William White, Engineer IV, Public Works

Chairman Paul Bryan called the meeting to order at 9:00 a.m. and noted that a quorum was present and that the meeting had been duly advertised. He led the Pledge of Allegiance and gave the invocation. He asked if anyone wanted to make a public comment on something that was not pertaining to any of the zoning cases on the agenda, but no one wished to speak at that time.

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CONSENT AGENDA

<u>TAB NO:</u>	<u>CASE NO:</u>	<u>OWNER/APPLICANT/PROJECT</u>
Tab 1	FLU-2016-06-5	Menagias Property Comprehensive Plan Map Amendment
Tab 2	FLU-2016-7-5	Moore-Fisher Property Comprehensive Plan Map Amendment

REGULAR AGENDA

Tab 3	RZ-16-10-1	Butler Property Rezoning
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Other Business

Adjournment

MINUTES

MOTION by Rick Gonzalez, SECONDED by Tim Morris to APPROVE the Minutes of June 1, 2016 of the Lake County Planning and Zoning Board meeting, as submitted.

FOR: Bryan, Morris, McKeeby, Jones-Smith, Gonzalez, Brandenburg

AGAINST: None

MOTION CARRIED: 6-0

AGENDA UPDATES

Mr. Paul Bryan made note that Tab 3 concerning case number RZ-16-10-1 Butler Property Rezoning would be pulled from the Consent Agenda and placed on the Regular Agenda.

Mr. Steve Greene, Chief Planner, Planning and Zoning Division, Economic Growth Department, noted that the cases had been duly advertised as shown on the monitor. He said

staff requests a favorable recommendation for the cases presented on the consent agenda.

CONSENT AGENDA

<u>TAB NO:</u>	<u>CASE NO:</u>	<u>OWNER/APPLICANT/PROJECT</u>
Tab 1	FLU-2016-06-5	Menagias Property Comprehensive Plan Map Amendment
Tab 2	FLU-2016-7-5	Moore-Fisher Property Comprehensive Plan Map Amendment

MOTION by Rick Gonzalez, **SECONDED** by Kathryn McKeeby to **APPROVE** the Consent Agenda which includes Tabs 1 and 2.

FOR: Bryan, Morris, McKeeby, Jones-Smith, Gonzalez, Brandeburg

AGAINST: None

MOTION CARRIED: 6-0

TAB 3 – BUTLER PROPERTY REZONING

Mr. Melving Isaac, Senior Planner, Planning and Zoning Division, Economic Growth Department, presented case number RZ-16-10-1, Butler Property Rezoning stating that the property is located east of Highway 27 in the South Clermont area. He noted that applicant is requesting that the property be rezoned from Agriculture to Planned Commercial for the allowance of vehicular sales in addition to the existing use of the agricultural sales. He commented that there is an existing building used for agricultural sales as well as a recreational vehicle for security purposes and is in use from October to April of each year, which was approved through Special Master SM-1-00. He pointed out that there are conditions in the ordinance to rescind the usage of the recreational vehicle on the property. He stated that the property is 0.67 acres and is designated within the Urban Low Density Future Land Use (FLUC) and is located within the Major Commercial Corridor. He said that the existing building does not comply with the setbacks and a waiver to the setbacks has been included in the ordinance with the understanding that any new building will have to comply with the setback requirements. He stated that the applicant is not proposing a new building as use the existing building is intended, there will be a requirement of a buffer around all sides of the property following Type B and Type C Landscape Requirements in accordance to the Land Development Regulations and Comprehensive Plan and central water and sewer will be required. He noted on the map that the Orange Tree subdivision is to the north of the property and the Homeowners Association has sent in letters of opposition. He stated that staff recommendation is for approval.

Ms. Laura Jones-Smith asked if the requested change was a result of a code enforcement case. She recalled reading an opposition letter from an area resident stating that the property has not been maintained properly.

Mr. Isaac stated that there is an existing Special Master for the recreational vehicle usage on the property which that may have occurred due to a code enforcement action but that had no bearing on the requested zone change. He noted that there have not been any existing vehicle sales on the property.

Ms. Jones-Smith clarified that the adjacent property to the east is also Planned Unit Development (PUD) but different from the Orange Tree subdivision to the north.

Mr. Isaac replied that was correct, and pointed out that the retention ponds in between the subject property and the subdivision fall under the subdivision PUD.

Ms. Jones-Smith asked if there was a plan in place for the additional property to the east to be developed.

Mr. Isaac responded that the area to the south east is an open space and a wetlands area at the front; however, the back section of that property more to the east could be developed in the future but currently there are no applications on record.

Ms. Rosanne Brandeburg clarified that the size of the property is just over a half an acre and opined with existing building, the 45 car lot being requested and the buffers in place, the area will be a tight space. She recalled that in the opposition letters it states the property could become a potential eyesore and with the tight space she believed it would be.

Mr. Isaac responded and presented a proposed layout identifying how all of the pieces will fit on the property.

Mr. Jimmy Crawford the legal representative for Ruth Butler and David and Danny Davidson, who are the applicants requesting the zoning change, noted that private residents park cars on the adjacent property to sell them but there are no current vehicle sales on the subject property and there are no current code enforcement issues either. He stated that the property is part of a major commercial corridor and the fruit stand has been there since the mid-1970's with no landscape buffers or visual appeal, adding that the applicant is hoping to add visual appeal by adding the landscape buffers. He pointed out that the applicant is also willing to connect central water and sewer, which had not been done previously. He opined that the estimate of having 45 cars on the lot is high and that it would likely be around 35 to 40. He stated that the recreational vehicle on-site is the grower who runs the agricultural sales and lives there from October to April of every year to grow strawberries and fruits and vegetables; adding the applicant is requesting that the recreational vehicle be allowed to stay on property as long as the agricultural use is active.

Mr. Gonzalez recalled reading about a concern in the opposition letters that the property would be turned into a junk yard and clarified that would not be the case.

Mr. Crawford replied that it would be a used car lot, not a junk yard.

Mr. Bryan pointed out that many used car lots purchase vehicles at an auction and many of those vehicles need repairs; he wondered if repairs would be done on site and if so, to what extent.

Mr. Crawford responded that there would be no repair work done on site. He elaborated by stating that the car lot would not be what is considered a "buy here, pay here" site and would sell vehicles through traditional financing loans.

Mr. Gonzalez opined that placing a limit on the number of cars wasn't needed.

Ms. Jones-Smith clarified that the existing agricultural area was the space immediately behind the building and cars would not be placed there. She asked if the request was to keep the fruit stand and the agricultural activity area, behind the building, zoned as agriculture and only the car lot area would be switched to commercial zoning to sell the vehicles as an addition to having the fruit stand.

Mr. Crawford replied that was what the applicant was requesting.

Mr. Chris Price, President of the Orange Tree of Lake County Home Owners Association, which is located on the northern and eastern borders of the subject site. He stated he believed the property is currently zoned as agriculture and the owners are seeking to rezone it to legally operate the fruit stand and sell produce from another location and additionally conduct vehicle sales, which is the main concern of the association. He commented the entire community of 424 residents is opposed to the rezoning. He stated that the concern of the community is that a casually run fruit stand will become a commercial operation to include vehicle sales in an area that is residential.

Mr. Crawford clarified that the existing fruit stand is legally operated and the applicant is not going to change or expand its current use. He pointed out that for access to the property the applicant will follow the Lake County Public Works and Florida Department of Transportation standards in regards to ingress and egress. He stated that the Comprehensive Plan does designate the property as a major commercial corridor not a residential area. He said that the applicant will do its best to add the buffer and put in central water and sewer not previously there. He pointed out that the land to the south is for sale and it has had commercial interest, adding that he is unsure if that will be residential or commercial once it is developed.

Mr. Bryan stated that that a six foot fence had been contemplated and asked if the applicant would be open to doing that on the northern boundary.

Mr. Crawford replied that they would be open to doing that if that is what is preferred.

Ms. Jones-Smith pointed out that the ordinance states that there are to be no more than 45 cars for sale and clarified that would include vehicles being stored on the property.

Mr. Crawford responded that yes, the number of stored and for sale vehicles would total a maximum of 45.

Ms. Jones-Smith opined that having the fence would make it more evident that the car lot was there as opposed to mature landscaping.

Mr. Gonzalez responded that he believed that issue should be addressed in site planning and not placed in the ordinance.

Mr. Bryan asked if the ordinance stated that the recreational vehicle being removed.

Mr. Isaac replied yes, that the ordinance states the recreational vehicle would be removed.

Ms. Jones-Smith clarified that the use of the recreational vehicle and produce sales are seasonal and not year round.

Mr. Crawford replied that growing is seasonal and there is no change proposed to those operations, adding that the applicant would like to have the recreational vehicle on the property as long as the agricultural use remains there.

MOTION by Tim Morris, SECONDED by Laura Jones-Smith to APPROVE the motion for Tab 3, Case # RZ-16-10-1, Butler Property Rezoning, including the suggestion that the recreational vehicle be allowed to remain on property year round as long as the agricultural use remains.

FOR: Bryan, Morris, McKeeby, Jones-Smith, Gonzalez, Brandeburg

AGAINST: None

MOTION CARRIED: 6-0

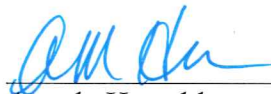
OTHER BUSINESS

None

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:35 a.m.

Respectfully submitted,



Angela Harrold
Clerk, Board Support



Paul Bryan
Chairman

Orlando Sentinel

633 North Orange Avenue
MP 130
Orlando, FL 32801

Account Name: Lake County Commissioner's Office (Display)
Account Number: CU00114907
Attn: Donna Bohrer

To Whom It May Concern:

This is to confirm that the advertisement for Lake County Commissioner's Office (Display) published in *The Orlando Sentinel* on the following dates.

Publication Date: Jun 20, 2016

Ad Caption: FLU-2016-07-5

Section: Lake Zone

Size: 1/4V (3 x 10.5)

Order ID: 4256943

Cost: \$343.90

Should you need further information, please feel free to contact me.

Sincerely,

Caitlin Langston
Account Representative Assistant
The Orlando Sentinel

/mdu

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 7 day of July, 2016, by Caitlin Langston, who is personally known to me.

Notary Public
State of Florida at Large



NOTICE OF PUBLIC HEARING ON COMPREHENSIVE PLAN MAP AMENDMENT

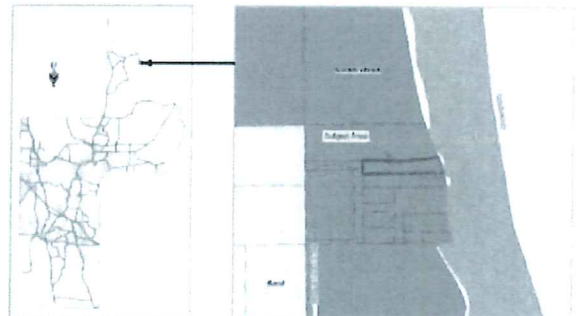
The Board of County Commissioners of Lake County, Florida, proposes to adopt the following ordinance to the Florida Department of Economic Opportunity, Division of Community Planning and Development:

ORDINANCE 2016-XX

FLU-2016-07-5

Moore-Fisher Property

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP FROM CONSERVATION FUTURE LAND USE CATEGORY TO RURAL FUTURE LAND USE CATEGORY FOR PROPERTY LOCATED EAST OF RIVERTRACE ROAD, ALONG THE ST. JOHN'S RIVER, DESCRIBED WITH ALTERNATE KEY NUMBER 1357926, AS SHOWN IN EXHIBIT A; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



Public hearings on the ordinance will be held on **July 6, 2016** before the Planning & Zoning Board and on **July 26, 2016** before the Board of County Commissioners for adoption to the Florida Department of Economic Opportunity, Division of Community Planning and Development at 9:00 a.m., or as soon thereafter, in the County Commission Chambers, 2nd Floor, Round Administration Building, 315 West Main Street, Tavares, Florida.

The proposed ordinance amending the 2030 Comprehensive Plan Future Land Use Map and the staff report for the proposed amendment shall be available for review at the Department of Economic Growth, Planning and Community Design Division, 315 West Main Street, Tavares, Florida, 8:00 a.m. to 5:00 p.m., Monday to Friday, excluding holidays.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if any person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at this public hearing, he or she will need a record of the proceedings, and is advised that, for such purposes, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Department of Facilities Development and Management at (352) 343-9760 at least 48 hours in advance of the public hearing.

Lake County Board of County Commissioners
Department of Economic Growth
Planning & Zoning Div.
352-343-9641 (Christine Rice, Planner)

Orlando Sentinel

633 North Orange Avenue
MP 130
Orlando, FL 32801

Account Name: Lake County Commissioner's Office (Display)
Account Number: CU00114907
Attn: Donna Bohrer

To Whom It May Concern:

This is to confirm that the advertisement for Lake County Commissioner's Office (Display) published in *The Orlando Sentinel* on the following dates.

Publication Date: Jun 20, 2016

Ad Caption: FLU-2016-06-5

Section: Lake Zone

Size: 1/4V (3 x 10.5)

Order ID: 4256958

Cost: \$343.90

Should you need further information, please feel free to contact me.

Sincerely,




Caitlin Langston
Account Representative Assistant
The Orlando Sentinel

/mdu

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 7 day of July, 2016, by Caitlin Langston, who is personally known to me.


Notary Public
State of Florida at Large

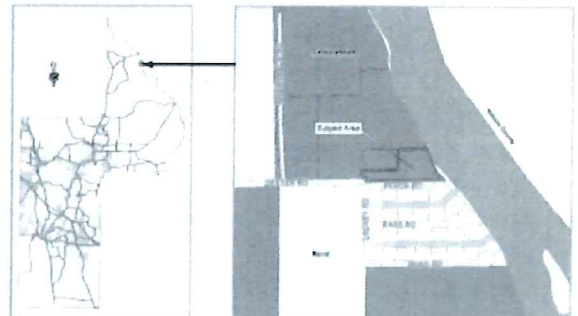


NOTICE OF PUBLIC HEARING ON COMPREHENSIVE PLAN MAP AMENDMENT

The Board of County Commissioners of Lake County, Florida, proposes to adopt the following ordinance to the Florida Department of Economic Opportunity, Division of Community Planning and Development:

ORDINANCE 2016-XX
FLU-2016-06-5
Menagias Property

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN; AMENDING THE FUTURE LAND USE MAP FROM CONSERVATION FUTURE LAND USE CATEGORY TO RURAL FUTURE LAND USE CATEGORY FOR PROPERTY LOCATED NORTH OF PERCH ROAD, ALONG THE ST. JOHN'S RIVER, DESCRIBED WITH ALTERNATE KEY NUMBER 1358001, AS SHOWN IN EXHIBIT A; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



Public hearings on the ordinance will be held on **July 6, 2016** before the Planning & Zoning Board and on **July 26, 2016** before the Board of County Commissioners for adoption to the Florida Department of Economic Opportunity, Division of Community Planning and Development at 9:00 a.m., or as soon thereafter, in the County Commission Chambers, 2nd Floor, Round Administration Building, 315 West Main Street, Tavares, Florida.

The proposed ordinance amending the 2030 Comprehensive Plan Future Land Use Map and the staff report for the proposed amendment shall be available for review at the Department of Economic Growth, Planning and Community Design Division, 315 West Main Street, Tavares, Florida, 8:00 a.m. to 5:00 p.m., Monday to Friday, excluding holidays.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if any person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at this public hearing, he or she will need a record of the proceedings, and is advised that, for such purposes, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Department of Facilities Development and Management at (352) 343-9760 at least 48 hours in advance of the public hearing.

Lake County Board of County Commissioners
Department of Economic Growth
Planning & Zoning Div.
352-343-9641 (Michele Janiszewski, Planner)

Orlando Sentinel

633 North Orange Avenue
MP 130
Orlando, FL 32801

Account Name: Lake County Commissioner's Office (Display)
Account Number: CU00114907
Attn: Linda Bohrer

To Whom It May Concern:

This is to confirm that the advertisement for Lake County Commissioner's Office (Display) published in *The Orlando Sentinel* on the following dates.

Publication Date: Mar 17, 2016

Ad Caption: CP-2016-04Water&sc

Section: Lake Zone

Size: 1/4V (3 x 10.5)

Order ID: 4030603

Cost: \$375.40

Should you need further information, please feel free to contact me.

Sincerely,



Cynthia Mason
Account Representative Assistant
The Orlando Sentinel

/mdu

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this
18 day of March, 2016, by Cynthia Mason,
who is personally known to me.


Notary Public
State of Florida at Large



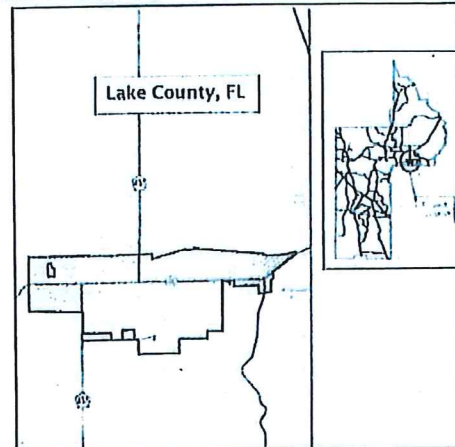
LINDA JEANNINE ADKINS
MY COMMISSION # FF 033320
EXPIRES: November 3, 2017
Bonded Thru Budget Notary Services

NOTICE OF PUBLIC HEARING ON COMPREHENSIVE PLAN TEXT AMENDMENT

The Board of County Commissioners of Lake County, Florida, proposes to transmit the following ordinance to the Florida Department of Economic Opportunity, Division of Community Planning and Development:

ORDINANCE 2016 - X
CP-2016-03
Text Amendment

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN, AMENDING POLICY I-2.1.4, DESIGN STANDARDS FOR THE MOUNT PLYMOUTH-SORRENTO MAIN STREET FUTURE LAND USE CATEGORY, BY STRIKING LANGUAGE WHICH LIMITS NEWLY CONSTRUCTED BUILDINGS WITHIN THE FLUC TO 8,000 SQUARE FEET AND BY STRIKING LANGUAGE WHICH STATES AN EXEMPTION TO THE 8,000 SQUARE FOOT LIMIT FOR EXISTING BUILDINGS WITHIN THE FLUC; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.318(1), FLORIDA STATUTES; PROVIDING FOR SERVABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



Public hearings on the ordinance will be held on March 30, 2016 before the Planning & Zoning Board, on April 19, 2016 before the Board of County Commissioners for transmittal to the Florida Department of Economic Opportunity, Division of Community Planning and Development, and on July 28, 2016 before the Board of County Commissioners for adoption to the Florida Department of Economic Opportunity, Division of Community Planning and Development at 9:00 a.m., or as soon thereafter, in the County Commission Chambers, 2nd Floor, Round Administration Building, 315 West Main Street, Tavares, Florida.

The proposed ordinance amending the 2030 Comprehensive Plan text and the staff report for the proposed amendment shall be available for review at the Department of Economic Growth, Planning and Community Design Division, 315 West Main Street, Tavares, Florida, 9:00 a.m. to 5:00 p.m., Monday to Friday, excluding holidays.

Pursuant to the provisions of Chapter 288, Florida Statutes, Section 288.0105, if any person desires to appeal any decision made by the Board of County Commissioners with respect to any matter considered at this public hearing, he or she will need a record of the proceedings, and is advised that, for such purposes, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Department of Facilities Development and Management at (352) 343-9760 at least 48 hours in advance of the public hearing.

Lake County Board of County Commissioners
Department of Economic Growth
Planning & Zoning Div.
352-343-9641 (Christina Riser, Planner)

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF LAKE

Before the undersigned authority personally appeared

Maria Torres / Ingrid Quiles, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, **Wednesday, July 6, 2016 at 9:00 a.m.** was published in said newspaper in the issues of Jun 20, 2016.

Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

Printed Name of Affiant

Sworn to and subscribed before me on this 21 day of June, 2016,
by above Affiant, who is personally known to me (X) or who has produced
identification ().

Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

NOTICE OF PUBLIC HEARING

The Lake County Planning & Zoning Board will hold a 9:00 a.m., public hearing on Wednesday, July 6, 2016, in the County Commission Chambers, County Administration Building, 315 West Main Street, Tavares, FL, to consider the following petitions. Recommendations of the Lake County Planning & Zoning Board regarding these petitions will be transmitted to the Lake County Board of County Commissioners of a 9:00 a.m. public hearing, or soon thereafter, on Tuesday, July 26, 2016, in the County Commission Chambers, County Administration Building, 315 West Main Street, Tavares, FL.

All interested citizens are welcome to attend the public hearing and review the petitions in the Planning Division, County Administration Building, Room 510, 315 West Main Street, Tavares, FL. Persons with disabilities needing assistance to participate in any of these proceedings should contact 352-343-9760, 48 hours in advance of the scheduled meeting.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if a person decides to appeal any decision made by Board, they will need a record of the proceedings and they may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based. One or more County Commissioners and one or more members of different committees/boards may attend and may participate in discussions on any of the committee/board meetings noticed. All oral and written communications between Planning & Zoning Board members and the public concerning a case are prohibited by Florida Law unless made at the public hearing on the case.

AN ORDINANCE BY THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

PUBLIC HEARING NO.: RZ-16-10-1,
Butler Property Rezoning
REQUESTED ACTION: Rezone property from Agriculture (A) to Planned Commercial (CP) to allow agricultural product sales and vehicular sale uses, including building set back waiver.
GENERAL LOCATION: Clermont area, 2700 Highway 27

LAKE COUNTY ECONOMIC GROWTH DEPARTMENT
PLANNING & ZONING DIVISION
315 WEST MAIN STREET
TAVARES, FL 32778
(352) 343-9641

LAK425868

6/20/16

Orlando Sentinel

633 North Orange Avenue
MP 130
Orlando, FL 32801

Account Name: Lake County Commissioner's Office (Display)
Account Number: CU00114907
Attn: Donna Bohrer

To Whom It May Concern:

This is to confirm that the advertisement for Lake County Commissioner's Office (Display) published in *The Orlando Sentinel* on the following dates.

Publication Date: Jul 11, 2016

Ad Caption: CP2016-03/public hearing

Section: Lake Zone

Size: 1/4V (3 x 10.5)

Order ID: 4284162

Cost: \$343.90

Should you need further information, please feel free to contact me.

Sincerely,



Caitlin Langston
Account Representative Assistant
The Orlando Sentinel

/mdu

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this
14 day of July, 2016, by Caitlin Langston,
who is personally known to me.


Notary Public
State of Florida at Large

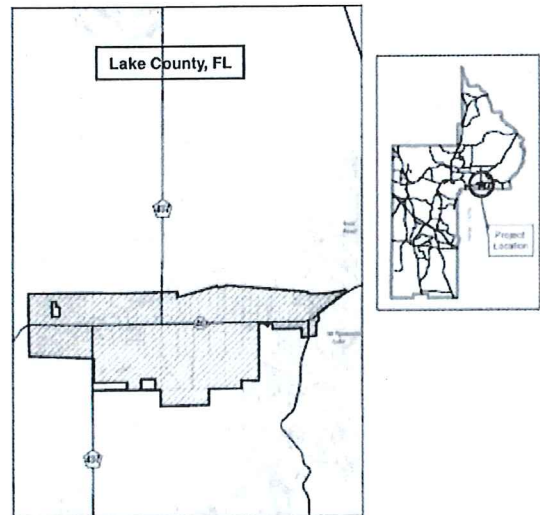


NOTICE OF PUBLIC HEARING ON COMPREHENSIVE PLAN TEXT AMENDMENT

The Board of County Commissioners of Lake County, Florida, proposes to transmit the following ordinance to the Florida Department of Economic Opportunity, Division of Community Planning and Development:

ORDINANCE 2016 - X
CP-2016-03
Text Amendment

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN, AMENDING POLICY I-2.1.4, DESIGN STANDARDS FOR THE MOUNT PLYMOUTH-SORRENTO MAIN STREET FUTURE LAND USE CATEGORY, BY STRIKING LANGUAGE WHICH LIMITS NEWLY CONSTRUCTED BUILDINGS WITHIN THE FLUC TO 8,000 SQUARE FEET AND BY STRIKING LANGUAGE WHICH STATES AN EXEMPTION TO THE 8,000 SQUARE FOOT LIMIT FOR EXISTING BUILDINGS WITHIN THE FLUC.; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SERVABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



A public hearing on the ordinance will be held on July 26, 2016 before the Board of County Commissioners for adoption and subsequent transmittal to the Florida Department of Economic Opportunity, Division of Community Planning and Development for adoption to the Florida Department of Economic Opportunity, Division of Community Planning and Development at 9:00 a.m., or as soon thereafter, in the County Commission Chambers, 2nd Floor, Round Administration Building, 315 West Main Street, Tavares, Florida.

The proposed ordinance amending the 2030 Comprehensive Plan text and the staff report for the proposed amendment shall be available for review at the Department of Economic Growth, Planning and Community Design Division, 315 West Main Street, Tavares, Florida, 8:00 a.m. to 5:00 p.m., Monday to Friday, excluding holidays.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if any person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at this public hearing, he or she will need a record of the proceedings, and is advised that, for such purposes, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Department of Facilities Development and Management at (352) 343-9760 at least 48 hours in advance of the public hearing.

Lake County Board of County Commissioners
Department of Economic Growth
Planning & Zoning Div.
352-343-9641 (Michele Janiszewski, Planner)

Orlando Sentinel

633 North Orange Avenue
MP 130
Orlando, FL 32801

Account Name: Lake County Commissioner's Office (Display)
Account Number: CU00114907
Attn: Donna Bohrer

To Whom It May Concern:

This is to confirm that the advertisement for Lake County Commissioner's Office (Display) published in *The Orlando Sentinel* on the following dates.

Publication Date: Jul 11, 2016

Ad Caption: CP2016-04/public hearing

Section: Lake Zone

Size: 1/4V (3 x 10.5)

Order ID: 4284167

Cost: \$343.90

Should you need further information, please feel free to contact me.

Sincerely,



Caitlin Langston
Account Representative Assistant
The Orlando Sentinel

/mdu

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this
14 day of July, 2016, by Caitlin Langston,
who is personally known to me.


Notary Public
State of Florida at Large

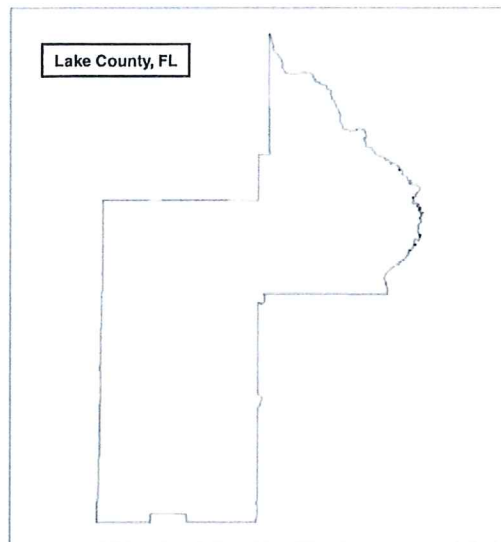


NOTICE OF PUBLIC HEARING ON COMPREHENSIVE PLAN TEXT AMENDMENT

The Board of County Commissioners of Lake County, Florida, proposes to transmit the following ordinance to the Florida Department of Economic Opportunity, Division of Community Planning and Development:

ORDINANCE 2016 - X
CP-2016-04
Text Amendment

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA, AMENDING THE LAKE COUNTY 2030 COMPREHENSIVE PLAN, AMENDING POLICY IX-2.2.2, MANDATORY CENTRAL WATER CONNECTION, AND AMENDING POLICY IX-3.1.2, MANDATORY SEWER CONNECTION, BY ADDING LANGUAGE TO BOTH POLICIES THAT WILL ALLOW FOR EXEMPTIONS TO MANDATORY CONNECTION TO EACH SYSTEM.; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION 163.3184(11), FLORIDA STATUTES; PROVIDING FOR SERVABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



A public hearing on the ordinance will be held on July 26, 2016 before the Board of County Commissioners for adoption and subsequent transmittal to the Florida Department of Economic Opportunity, Division of Community Planning and Development for adoption to the Florida Department of Economic Opportunity, Division of Community Planning and Development at 9:00 a.m., or as soon thereafter, in the County Commission Chambers, 2nd Floor, Round Administration Building, 315 West Main Street, Tavares, Florida.

The proposed ordinance amending the 2030 Comprehensive Plan text and the staff report for the proposed amendment shall be available for review at the Department of Economic Growth, Planning and Community Design Division, 315 West Main Street, Tavares, Florida, 8:00 a.m. to 5:00 p.m., Monday to Friday, excluding holidays.

Pursuant to the provisions of Chapter 286, Florida Statutes, Section 286.0105, if any person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at this public hearing, he or she will need a record of the proceedings, and is advised that, for such purposes, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Department of Facilities Development and Management at (352) 343-9760 at least 48 hours in advance of the public hearing.

Lake County Board of County Commissioners
Department of Economic Growth
Planning & Zoning Div.
352-343-9641 (Christine Rice, Planner)

7-6-16

PLEASE PRINT YOUR NAME

LAKE COUNTY ZONING BOARD

1. Chris Price
2. _____
3. _____
4. _____
5. _____
6. _____

LAKE COUNTY SPEAKER REQUEST FORM

Fill out the information below, and be sure to write clearly. All speakers will be limited to three minutes, however the Chair retains the discretion to adjust speaking time limits as he or she deems necessary.

First and Last Name: Chris Price Date: 7/6/2016

Address: 16132 Palmetto Hill St. Clermont FL 34714

Email (optional): vporangetreehoa@gmail.com Phone (optional): _____

Public Hearing/Tab Number or Topic: RZ-16-10-1

Comments: _____



Citizens wishing to participate in the public comment portion of Lake County Board of County Commissioners' meetings must fill out a comment card and submit it to the Deputy Clerk at the left of the dais. The Chair will call each speaker's name. Generally, comment cards will not be accepted after the presentation of an agenda item has begun; however, the Chair has the discretion to accept additional comment cards. Comment cards are considered public record and will be submitted as part of the meeting minutes